154.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,900 / 690,900
					USE VALUE:	690,900 / 690,900
					ASSESSED:	690,900 / 690,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
785		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAXTER RYAN N &
Owner 2:	BARRETT DIANAH S
Owner 3:	
Street 1:	785 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONAHUE MICHELLE A & -
Owner 2:	DONAHUE BRIANNA -
Street 1:	785 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 2107 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	280,500		410,400	690,900
Total Card	0.115	280,500		410,400	690,900
Total Parcel	0.115	280,500		410,400	690,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.84 /Parcel: 327.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102775

GIS Ref

GIS Ref

Insp Date 01/13/09

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,500	0	5,000.	410,400	690,900		Year end	12/23/2021
2021	101	FV	271,000	0	5,000.	410,400	681,400		Year End Roll	12/10/2020
2020	101	FV	271,000	0	5,000.	410,400	681,400	681,400	Year End Roll	12/18/2019
2019	101	FV	214,000	0	5,000.	384,800	598,800	598,800	Year End Roll	1/3/2019
2018	101	FV	214,000	0	5,000.	318,100	532,100	532,100	Year End Roll	12/20/2017
2017	101	FV	214,000	0	5,000.	292,400	506,400	506,400	Year End Roll	1/3/2017
2016	101	FV	214,000	0	5,000.	266,800	480,800	480,800	Year End	1/4/2016
2015	101	FV	200,900	0	5,000.	261,600	462,500	462,500	Year End Roll	12/11/2014

!12118!

PRINT

Date	Time
12/30/21	13:57:43

LAST REV

Date	Time
03/17/20	11:11:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE MICHELL	65797-281		7/27/2015		520,000	No	No		
DONAHUE JOSEPH	61409-133		3/15/2013	Convenience	1	No	No		
DIGGINS THOMAS	27177-467		3/31/1997		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	125	Solar Pa	9,802	C				
10/15/2019	1644	Redo Kit	13,000	C				
8/3/2017	996	Wood Dec	15,000	C				
4/25/2016	489	Re-Roof	5,995					reroof
11/5/2007	1017	Addition	39,000			G9	GR FY09	29X16 NEW BTH LR B
4/20/1998	226	Manual	1,800					REPLACE WDK
7/8/1997	375	Manual	2,500					V/SIDING-GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2012	Left Notice	JBS	JOHN S
1/13/2009	Meas/Inspect	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23955631
Const Adj.:	0.99989998
Adj $ / SQ:	136.338
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382874
Depreciation:	102380
Depreciated Total:	280493

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

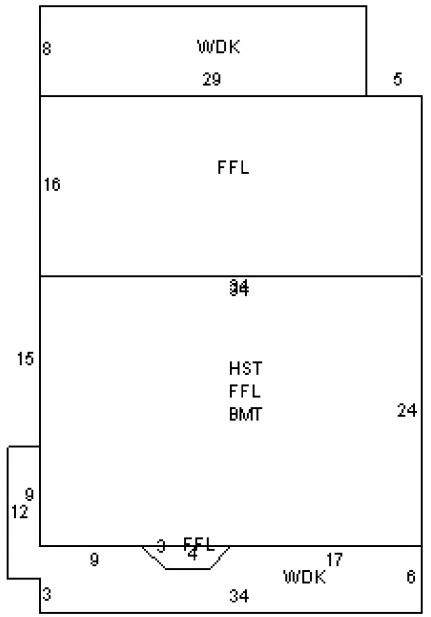
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.34
Special Features:	0	Val/Su Net:	91.79
Final Total:	280500	Val/Su SzAd	157.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,373	136.340	187,191
BMT	Basement	816	51.540	42,053
WDK	Deck	459	8.180	3,754
HST	Half Story	408	136.340	55,626

Net Sketched Area:	3,056		Total:		288,624
Size Ad	1781	Gross Area	3464	FinArea	2107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	